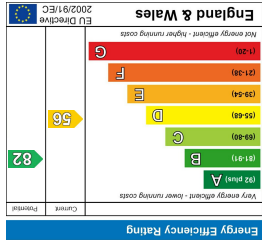
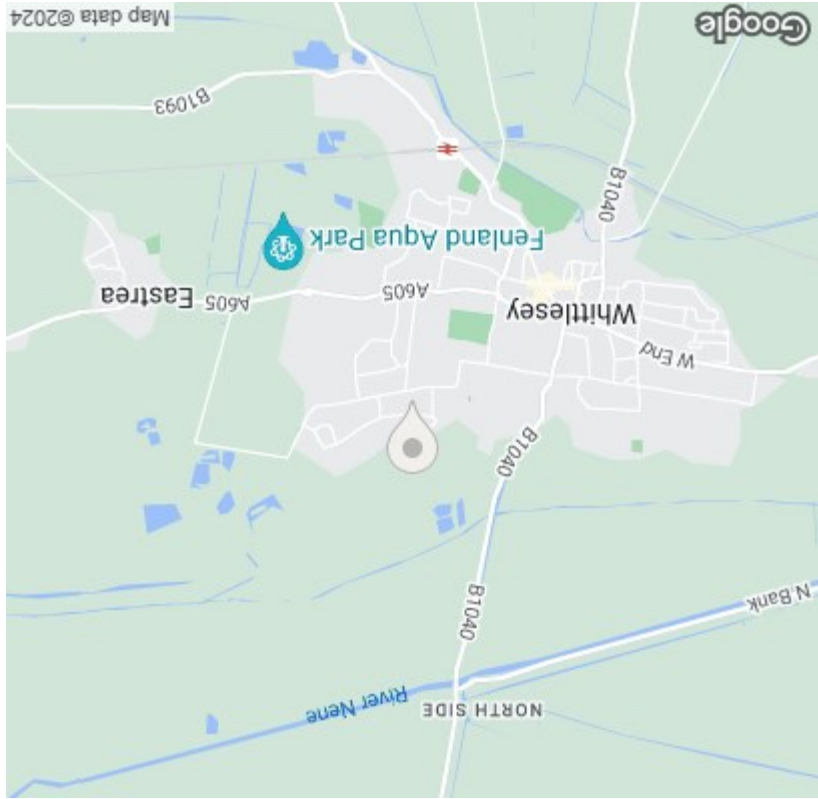


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



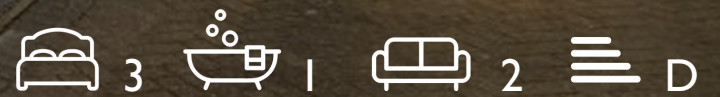
Floor Plan



Swan Close

Whittlesey, Peterborough, PE7 1YW

£270,000 - Freehold , Tax Band - C



Swan Close

Whittlesey, Peterborough, PE7
1YW

*** Offered to the market with NO FORWARD CHAIN is this IDEAL FAMILY HOME! ***
City and County are delighted to market this EXTENDED three bedroomed DETACHED family home, located in a desirable CUL-DE-SAC location in Whittlesey. Offering easy access to local amenities, transport links and local schooling within walking distance. The property has huge potential to add your own stamp and customise to your own preferences. This property has been extended over time giving it a larger kitchen/breakfast room and an oversized family bathroom! The property has a new heating system which comes with a ten year warranty. The property comes with off road parking, a detached garage, and has the potential to add additional parking to the front.

Briefly comprising, an entrance hall to the front, a good size living room and separate dining room. There is a large kitchen/breakfast room that is fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher, an oven, and a fridge/freezer, with a gas cooker and extractor hood over. There is an under-stairs storage room/pantry and a separate downstairs cloakroom. Upstairs benefits from three double bedrooms, and a large four-piece bathroom comprising a bath, a shower cubicle, a WC, and a wash hand basin. The bathroom could be converted to provide an en-suite to bedroom two. To the rear, offers a patio and lawned area, low maintenance rear garden, with gated side access to the front and a detached single garage. To the front, there is a courtyard garden and driveway. Please call for a viewing today. Virtual tour available.

Entrance Hall

11'2" x 3'0"

WC

4'10" x 2'10"

Living Room

11'10" x 14'3"

Dining Room

10'11" x 11'0"

Kitchen/Breakfast Room

21'2" x 9'5"

Landing

9'5" x 3'5"

Dressing Room

4'8" x 8'6"



Bathroom

9'1" x 9'5"

Master Bedroom

11'10" x 11'1"

Bedroom Two

10'11" x 12'0"

Bedroom Three

8'3" x 9'5"

Garage

16'6" x 8'4"

EPC - D

56/82

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

Parking: Garage, Driveway, Gated, Off Street, Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

